



**MEMORANDUM**

To: The Honorable President and Members of the City Council  
 c/o Natawna Austin, Executive Secretary

From: KC Kelleher, Director of Communications and Policy, Comptroller’s Office

Date: August 25, 2023

Re: 23-0384 Sale of Property – 14 – 18 Light Street (7 East Redwood Street)

**Position: No Objection**

The Department of Real Estate is responding to the request for a report on City Council bill 23-0384 Sale of Property – 14 – 18 Light Street (7 East Redwood Street), which is for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property that is located at 14 - 18 Light Street (Block 0660, Lots 0001 and 003A), also known as 7 East Redwood Street, and is no longer needed for public use; and providing for a special effective date.

Currently, 89.75% (146,139 sq. ft) of the building is occupied by ten City agencies, nine of which have lease agreements that are not set to expire for two to five years. In addition, the Cassidy Turley Management Office occupies 3,170 sq. ft in the building and there are two vacant units totaling 13,303 sq.

City Tenant:	Monthly Rents:	Leased SQ FT	Lease Expires:
Health Department	\$21,840.05	15,821	12/31/2023
Law Department	\$22,330.89	15,340	7/31/2025
Law Department	\$2,794.70	4,092	1/31/2025
Civil Rights & Wage Enforcement	\$10,840.27	7,670	5/31/2025
Police Department	\$7,035.53	4,285	10/31/2025
Board of Trustees ERS*	\$24,479.65	16,925	10/31/2025
Fire & Police ERS*	\$24,479.65	16,925	10/31/2025
Procurement	\$16,623.86	10,430	9/30/2027
Human Resources	\$60,685.24	38,071	7/31/2023
Homeless Services	\$19,915.29	12,130	10/31/2026
Retirement savings plan	\$6,437.67	4,450	9/30/2027
	\$217,462.80	146,139	

\* Employee Retirement System

The Department of Real Estate has reviewed 23-0373, foresees no fiscal or operational impact on the office, but recognizes there are city agencies that may be significantly impacted by a potential sale of this property. If necessary, Real Estate will support any agencies that will require ending their lease earlier than their current term.

CC:

Celeste Amato, Chief of Staff, Comptroller's Office

Eric Evans, Director of Real Estate, Comptroller's Office